

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		FRANKLIN ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	WELCH SHARON A			
Owner 2:				
Owner 3:				
Street 1:	95 FRANKLIN ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	WELCH MARION F/LIFE ESTATE -		
Owner 2:	-		
Street 1:	95 FRANKLIN ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 10,140 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1880, having primarily Vinyl Exterior and 2574 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.23278	Total SF/SM:	10140	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	579,359	Spl Credit	Total:	579,400
--------------	---------	--------------	-------	-------------	-----	------------	----------------	-----------	--------	---------	------------	--------	---------

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10140.000	320,200	5,100	579,400	904,700		30200
							GIS Ref
							GIS Ref
Total Card	0.233	320,200	5,100	579,400	904,700	Entered Lot Size	
Total Parcel	0.233	320,200	5,100	579,400	904,700	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:	351.48	/Parcel:	351.4	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT									Parcel ID		043.0-0004-0017.0		!3652!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes		Date			
2020	101	FV	320,300	5100	10,140.	579,400	904,800	904,800	Year End Roll		12/18/2019			
2019	101	FV	249,400	5100	10,140.	615,600	870,100	870,100	Year End Roll		1/3/2019			
2018	101	FV	249,400	5100	10,140.	449,000	703,500	703,500	Year End Roll		12/20/2017			
2017	101	FV	249,400	5100	10,140.	391,100	645,600	645,600	Year End Roll		1/3/2017			
2016	101	FV	249,400	5100	10,140.	333,100	587,600	587,600	Year End		1/4/2016			
2015	101	FV	243,000	5100	10,140.	325,900	574,000	574,000	Year End Roll		12/11/2014			
2014	101	FV	243,000	5100	10,140.	268,000	516,100	516,100	Year End Roll		12/16/2013			
2013	101	FV	243,000	5100	10,140.	254,900	503,000	503,000			12/13/2012			

PRINT

Date

Time

12/10/20

18:50:49

LAST REV

Date

Time

08/26/16

08:44:06

ekelly

SALES INFORMATION

TAX DISTRICT

[illegible]

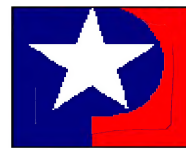
BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2015	Permit Insp	PC	PHIL C
1/10/2009	Meas/Inspect	336	PATRIOT
4/15/2000	Inspected	264	PATRIOT
3/1/2000	Mailer Sent		
3/1/2000	Measured	268	PATRIOT
8/17/1993		KT	

Sign:
VERIFICATION OF VISIT NOT DATA
__/__/__



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	30200
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

